

## NOTICE OF GARFIELD COUNTY SCHOOL LAND LEASE SALE

Notice is hereby given that an authorized representative of the Board of Educational Lands and Funds of the State of Nebraska will offer for lease at public auction on the day and time set forth below, at the office of the County Treasurer of Garfield County in Burwell, Nebraska, the following educational lands within said County:

DATE: November 26, 2013

TIME: 2:00 p.m.

In the event of inclement weather and/or bad roads, the Board's Field Representative may postpone the sale until December 13, 2013, at 2:00 p.m. If this occurs, the County Treasurer and the Board's Lincoln Office will both be notified at least 90 minutes prior to the originally scheduled sale time.

<u>TRACT</u>	<u>DESCRIPTION</u>	<u>SEC.TWP.RGE</u>	<u>2014 RENTAL</u>	<u>LEASE EXPIRATION</u>
1	All except 18.19 acres of Hwy 91 (621.81 acres, more or less)	16-21-13	\$14,240.52	December 31, 2021

Predominant Land Use: Grassland

This tract is located 7 1/2 miles west of Ericson, NE.

Improvements to be sold include: 2,360 rods of fence, corrals, 2 stockwells, 2 steel towers, 2 mills and 2 bottomless tanks. Total Value: \$23,870.00

The portable stock tanks at north well are to be considered personal property and are subject to removal by the previous lessee.

10	All (640 acres, more or less)	36-21-14	\$22,074.80	December 31, 2021
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Predominant Land Use: Grassland

This tract is located 10 miles west and 2 miles south of Ericson, NE.

Improvements to be sold include: 1,000 rods of fence, 6 stock/erosion control dams, 3 stockwells and underground pipeline. Total Value: \$8,850.00

The towers, mills, stock tanks, hydrants and floats, electric cross fence and corrals are to be considered personal property and are subject to removal by the previous lessee.

The 2 livestock dugouts are owned by the School Trust and all right, title and interest shall remain with the School Trust.

STIPULATION: The Board will supply the chemicals necessary to treat the noxious weeds on all of the grassland covered by this Lease and provide detailed instructions for the chemical application. Lessee will furnish, at Lessee's sole and exclusive cost and expense, all labor and equipment necessary to apply the chemicals and will apply the chemicals timely and in exact accordance with the instructions provided by the Board. Lessee will also effectively control the noxious weeds on any cropland covered by this Lease at Lessee's sole and exclusive cost and expense and to the Board's satisfaction at all times during the term of this Lease. When necessary to apply the recommended chemical, the Lessee will provide a NE Department of Agriculture Pesticide Applicator ID number or contract with a commercial applicator to apply the chemical at Lessee's expense.

12	All (640 acres, more or less)	36-22-14	\$15,152.06	December 31, 2021
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Predominant Land Use: Grassland

This tract is located 10 miles west and 3 miles north of Ericson, NE.

Improvements to be sold include: 800 rods of fence, stockwell, steel tower, mill and bottomless tank. Total Value: \$8,350.00

17	All (640 acres, more or less)	16-21-15	\$13,482.20	December 31, 2021
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Predominant Land Use: Grassland

This tract is located 3 1/2 miles east of Burwell, NE.

Improvements to be sold include: 1,600 rods of fence, stockwell and underground waterlines. Total Value: \$12,800.00

The steel tower, mill, cistern, stock tank at stockwell and 4 stock tanks with floats are to be considered personal property and are subject to removal by the previous lessee.

20	All except N2NE4 (560 acres, more or less)	36-22-15	\$22,030.00	December 31, 2021
<p>Predominant Land Use: Grassland and some cropland  This tract is located 7 miles east and 3 1/2 miles north of Burwell, NE.  Improvements to be sold include: 1,080 rods of fence and 2 erosion control/stock dams. Total Value: \$9,140.00  The stock tanks, underground pipe and float are to be considered personal property and are subject to removal by the previous lessee.  The stock dam in the SW4NE4 is owned by the School Trust and all right, title and interest shall remain with the School Trust.</p>				
23	All except 2.00 acre school site in SW4SW4 and except 14.72 acres of Hwy 11 (623.28 acres, more or less)	16-24-15	\$17,735.92	December 31, 2021
<p>Predominant Land Use: Grassland  This tract is located 20 miles north of Burwell, Nebraska along Hwy 11.  Improvements to be sold include: 1,920 rods of fence, stockwell, steel tower, mill, bottomless tank, flowing well and steel tank. Total Value: \$13,690.00</p>				
25a	S2N2 & the S2 except the 16 acre farmstead & improvement site in the Southeast Corner thereof and except 10.29 acres of Hwy 96 (453.71 acres, more or less)	16-21-16	\$13,554.34	December 31, 2021
<p>Predominant Land Use: Grassland, native hayland and cropground  This tract is located 1 1/2 miles west of Burwell, NE.  Improvements to be sold include: 1,540 rods of fence, 3 stockwells, 3 towers, 3 mills and concrete tank. Total Value: \$12,000.00  The catch pen, corral panels and electric cross fence are to be considered personal property and are subject to removal by the previous lessee.  The lessee elects to harvest 68 acres of fall-seeded wheat.</p>				
25b	N2NW4 except 1.01 acres of Hwy 96 (78.99 acres, more or less)	16-21-16	\$1,967.10	December 31, 2021
<p>Predominant Land Use: Grassland  This tract is located 2 miles west and 1 mile north of Burwell, NE.  Improvements to be sold include: 440 rods of fence. Total Value: \$2,540.00  The electric fence is to be considered personal property and is subject to removal by the previous lessee.</p>				
27	All (640 acres, more or less)	16-22-16	\$13,056.00	December 31, 2021
<p>Predominant Land Use: Grassland  This tract is located approximately 6 miles north and 2 miles west of Burwell, NE.  Improvements to be sold include: 640 rods of fence, 2 stockwells, 2 towers, 2 mills and 2 tanks. Total Value: \$11,290.00  The electric cross fence, steel portable stock tank, 2 stock tanks and 2 hydrants on buried waterline are to be considered personal property and are subject to removal by the previous lessee.</p>				
30	All (640 acres, more or less)	36-23-16	\$14,705.90	December 31, 2021
<p>Predominant Land Use: Grassland  This tract is located approximately 9 miles north of Burwell, NE.  Improvements to be sold include: 1,280 rods of fence, stockwell, tower, mill and bottomless tank. Total Value: \$11,810.00  The stock tanks are to be considered personal property and are subject to removal by the previous lessee.</p>				

31	All (640 acres, more or less)	16-24-16	\$19,059.52	December 31, 2021
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Predominant Land Use: Grassland  
This tract is located 19 miles north of Burwell, Nebraska on Hwy #11 & 5 miles west.  
Improvements to be sold include: 1,680 rods of fence, stockwell, tower, mill and submersible pump with steel stock tank. Total Value: \$12,810.00  
The stock tank at the SE4 well is to be considered personal property and is subject to removal by the previous lessee.  
The stockwell near the center of section is owned by the School Trust and all right, title and interest shall remain with the School Trust.

In order for anyone to be eligible to bid on a school land lease, they must be able to contract in accordance with Nebraska Law and have deposited with the County Treasurer of the County in which the land is located, or with a representative of the Board, a bank draft, cashier's check, certified check or money order made payable to the Board of Educational Lands and Funds, or cash, equivalent to the 2014 rental of said tract. Said rental deposit may be submitted at any time until the tract is announced "Sold".

If more than one qualified bidder is interested in a lease, it will be sold to the party bidding the highest cash bonus, in addition to the first year's rent, at the auction. Bonus bids must be paid to the Board of Educational Lands and Funds immediately following the auction. Bonus bids are a one-time payment which covers the entire term of the lease.

All sales of educational land leases at public auction are considered to be non-revocable offers, which shall become binding contracts only upon acceptance and approval following the sale by the Board of Educational Lands and Funds. Leases will be effective January 1, 2014, or upon acceptance and approval by the Board, whichever occurs later.

Leases will be issued only to those who sign the "Lease and Application" in person or through an Attorney-In-Fact who presents a Power of Attorney at the time of the auction. A sample Power of Attorney is available on the Board's website. Lease assignments submitted to the Board within 30 days of the auction will be processed without fee. The Board's standard form lease sets out the terms of the lease of the real estate to which this notice pertains; provided, however, any additional stipulations pertaining specifically to this real estate, which are included in this notice, shall be added to and become a part of the complete terms of the lease pertaining to this real estate. The Board's standard form lease may be inspected at the County Treasurer's office or on the Board's website and a copy, which includes any additional stipulations pertaining to this real estate, can be obtained by contacting the Board's Lincoln office or the Field Representative for this county named above.

The purchaser shall, within thirty days of the date of Board approval, pay the amount of the value of the improvements (and growing crops, if applicable) as stated above, to the County Treasurer of the County wherein the land is situated. If such payment is not made on time and in full, all payments made by the purchaser to the Board may be declared forfeited and a new lease or sale of the land may be authorized. All improvements affixed to the land which are not listed above are and shall remain owned by the School Trust.  
**No improvements shall be placed on the land by Lessee without the prior written approval of the Board; and any improvements made by Lessee without the prior written approval of the Board shall be permanently owned exclusively by the Board.**

All monies received by the Board's agents will be deposited subject to approval of the lease by the Board of Educational Lands and Funds. In the event a lease is not approved, the appropriate refunds will be issued.

All County Farm Service Agency information for the Board of Educational Lands and Funds is public information and is obtainable by contacting the local office.

Rental is subject to change by the Board semi-annually at any time during the term of the lease.

The Lessee making each election to harvest fall-seeded crops will pay the 2014 rent on those acres. In the event of such election, the successful bidder, if other than the previous Lessee, will receive a refund of 2014 rent equal to the amount so paid by the previous Lessee.

For further information contact:

BOARD OF EDUCATIONAL LANDS AND FUNDS	
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